

Fort Belvoir, Fort Eustis, Fort Story, and Fort Monroe, Virginia

Request for Qualifications solicitation DACA31-02-R-0005, dated 31 January 2002 is amended as stated below.

THE PROPOSAL DUE DATE IS NOT EXTENDED. OFFERS MUST BE RECEIVED NO LATER THAN 1 MARCH 2002 AT 1630 HOURS (4:30 P.M. EASTERN). THIS AMENDMENT IS PROVIDED IN ADOBE ACROBAT “.PDF” FILE ON THE INTERNET WEBSITE [HTTP://RCI.ARMY.MIL](http://rci.army.mil)

This amendment provides changes in the Fort Belvoir, Fort Eustis, Fort Story, and Fort Monroe, Virginia, RFQ, paragraph 4.3.1 a., and Part II, Appendix I, RCI Past Performance Questionnaire, that is listed below. This amendment is provided in a Adobe Acrobat “.pdf” file on the Internet Website <http://rci.army.mil/>.

Change 1. Replace page 21 with the attached page 21.

Change 2. Part II, Appendix I, RCI Past Performance Questionnaire, is replaced in its entirety with the following:

(1) The offeror has, within the past ten (10) years, served as the primary developer and principal sponsor (with an ownership interest) in at least three (3) completed development projects, or completed project phases, each of which included a residential component consisting of a minimum of 200 units of multifamily low rise (three stories or less), attached or detached family housing units. A phase or project is completed if at least 200 units have received a certificate of occupancy or similar occupancy permit and lease-up has begun.

(2) The offeror has, within the past ten (10) years, provided property management and asset management for at least (3) major residential projects, each of which included a rental residential component of at least 200 units. These operations, leasing, repairs and maintenance, and “managed residential projects” do not have to be the same projects discussed in number 1 above.

(3) The offeror has, within the past ten (10) years, structured, arranged, and managed the capital formation (See Glossary, Appendix H) including, equity and both short and long-term debt, for three (3) completed residential projects or completed project phases, each resulting in actual development costs of at least \$20 million. It is acceptable to inflate historical development costs to current dollars using a commonly accepted inflation factor. The source of the inflation factor shall be identified including the computations and the actual costs incurred. A phase or project is completed if at least 200 units have received a certificate of occupancy or similar occupancy permit and lease-up has begun. These “financed” residential projects do not have to be the same projects discussed in number 1 and 2, above.

PART (B)

4.3 Statement of Qualifications

In the Statement of Qualifications, include the following information:

4.3.1 Experience

- a. An offeror should provide a list of all major development projects completed or currently **being managed** by its principal members relevant to residential communities. This list may include projects noted in the Administrative Minimum Experience Requirements list. For each major development project listed, include a brief description of the project, including its name, size (dollar value/number of units), type (single family, town homes, apartment complex, etc), nature of construction (whether new construction, moderate rehabilitation, substantial rehabilitation or redevelopment) and location.
- b. In addition, for the five (5) most relevant projects to the development of Army family housing communities, provide information as indicated below in this paragraph 4.3.1. The responsibility of the offeror is to determine which five example projects it considers most relevant to the RCI process. Relevant

APPENDIX I

PAST PERFORMANCE

(DEMO) QUESTIONNAIRE ATTACHMENT

DACA31-02-R-0005

<http://rci-sepp.usace.army.mil>



RCI Past Performance Questionnaire.htm

[==>> Please Read Instructions - Click here <<==](#)

* denote

Identification

- i1 **Control Number** * (example: j3ma9xzq2k) (10 characters)
- i2 **Retype Control Number** *
- i3 **Create Your Own Password** * (needed for possible verification)
- i4 **Retype Your Password** *

Part A. Factual Background

- A1 **Offeror name** *
- A2 **Offeror address** * (Line 1)
 * (Line 2)
 * City State *
- A3 **Today's Date** Month Day Year *
- A4 **Your name** * First * Last
- A5 **Your Title** *
- A6 **Your company name & address** *
Your company address * (Line 1)
 * (Line 2)
 * City State *
- A7 **Your company phone number** * (i.e. 505-999-1234)
- A8 **Solicitation number** DACA31-01-R-0017

- A9 **Most relevant function of this RFQ performed for you by the offeror (choose as many as apply):**

A9a **Housing Development**

NewConst

New Construction

ModRehab

Moderate Rehabilitation

	SubRehab	Substantial Rehabilitation
A9b Housing Management	PortMan	Portfolio Management
	PropMan	Property Management
	AssetMan	Asset Management
A9c Financial Services	Underwrite	Underwriting
	CapPlacement	Capital Placement
	PerMonitoring	Performance Monitoring
A10 Complexity of Work	Select	
A11 Contract Dollar Value	Select	
A12 Contract Completion Date (Month and Year date), if applicable	Month	Year (i.e. 19**, 20**)
A13 Extent and Duration of Business Relationship		
A14 Type and Extent of Work was performed by the offeror)		
A15 What percentage of the work was performed by the offeror)	Select	

Part B. Offeror Performance in Your Assignment

		E	- Exceptional
B1	How did the offeror perform considering its technical performance or quality of services regarding: For each item, choose one of:	A	- Acceptable
		U	- Unacceptable
		N/A	- (Not Applicable)
Part B1. Quality --		E	A
(Please feel free to amplify your answers in the comment box below.)			U
B1a	Effectiveness of offerors Quality Control program	E	A U

B1b	Retention of employees and key personnel	E	A	U
B1c	Subcontractors' quality of work	E	A	U
B1d	Knowledge of key personnel in relationship to project requirements	E	A	U
B1e	Preparation and accuracy of reports	E	A	U
B1f	Management of personnel training	E	A	U
B1g	Adherence to project requirements	E	A	U
B1h	Quality of property maintenance and curb appeal	E	A	U
B1i	Resident satisfaction with the property and the owner	E	A	U
B1j	Responsiveness to residents' service calls	E	A	U
B1k	Compliance with government regulations and agreements, if applicable	E	A	U
B1l	Long term performance, if applicable	E	A	U
B1m	Experience with latent defects and quality of corrective action taken (please describe in detail)	E	A	U
B1n	Programs and services made available to residents (please describe)	E	A	U
B1o	Overall quality of offeror's performance	E	A	U

Part B2. Timeliness --

(Please feel free to amplify your answers in the comment box below.)

E A U

B2a	Offeror's timely completion of the project	E	A	U
B2b	Offeror's responsiveness in making adjustments to schedules, products or services to meet the project needs	E	A	U
B2c	Offeror's timely submission of reports	E	A	U
B2d	Offeror's response to modification requests	E	A	U
B2e	Overall timeliness of offeror's performance	E	A	U

Part B3. Cost Control --

(Please feel free to amplify your answers in the comment box below.)

E**A****U**

B3a	Offeror's performance within costs established in the contract	<input type="text" value="E"/>	<input type="text" value="A"/>	<input type="text" value="U"/>
B3b	Offeror's effectiveness in reducing costs	<input type="text" value="E"/>	<input type="text" value="A"/>	<input type="text" value="U"/>
B3c	Reasonableness of costs proposed for modifications	<input type="text" value="E"/>	<input type="text" value="A"/>	<input type="text" value="U"/>
B3d	Offeror's invoices were current and accurate	<input type="text" value="E"/>	<input type="text" value="A"/>	<input type="text" value="U"/>
B3e	Offeror's financial stability during contract performance	<input type="text" value="E"/>	<input type="text" value="A"/>	<input type="text" value="U"/>
B3f	Offeror's overall ability to control costs	<input type="text" value="E"/>	<input type="text" value="A"/>	<input type="text" value="U"/>

Part B4. Business Relations --

(Please feel free to amplify your answers in the comment box below.)

E**A****U**

B4a	Cooperation in resolving problems and disputes	<input type="text" value="E"/>	<input type="text" value="A"/>	<input type="text" value="U"/>
B4b	Working relationship with contracting officer	<input type="text" value="E"/>	<input type="text" value="A"/>	<input type="text" value="U"/>
B4c	Working relationship with technical personnel	<input type="text" value="E"/>	<input type="text" value="A"/>	<input type="text" value="U"/>
B4d	Working relationship with governmental partners in public private ventures	<input type="text" value="E"/>	<input type="text" value="A"/>	<input type="text" value="U"/>
B4e	Relationships with subcontractors	<input type="text" value="E"/>	<input type="text" value="A"/>	<input type="text" value="U"/>
B4f	Relationships among team members in joint ventures	<input type="text" value="E"/>	<input type="text" value="A"/>	<input type="text" value="U"/>
B4g	Tenacity and innovation in resolving problems	<input type="text" value="E"/>	<input type="text" value="A"/>	<input type="text" value="U"/>
B4h	Interpreting documents equitably	<input type="text" value="E"/>	<input type="text" value="A"/>	<input type="text" value="U"/>
B4i	Dealing with unexpected circumstances	<input type="text" value="E"/>	<input type="text" value="A"/>	<input type="text" value="U"/>
B4j	Compliance with terms of its proposal	<input type="text" value="E"/>	<input type="text" value="A"/>	<input type="text" value="U"/>
B4k	Overall evaluation of business relations	<input type="text" value="E"/>	<input type="text" value="A"/>	<input type="text" value="U"/>

Part B4 Financial Performance		E	A	U
B5a	Ability to balance needs of the property with expected financial results	<input type="text" value="E"/>	<input type="text" value="A"/>	<input type="text" value="U"/>
B5b	Ability to achieve the financial results projected at development approval	<input type="text" value="E"/>	<input type="text" value="A"/>	<input type="text" value="U"/>
B5c	Ability to adapt constructively to changes in the external environment, e.g., strengthening or weakening housing markets (please provide examples).	<input type="text" value="E"/>	<input type="text" value="A"/>	<input type="text" value="U"/>
B5d	Vacancy problems (if any) and the offeror's response	<input type="text" value="E"/>	<input type="text" value="A"/>	<input type="text" value="U"/>
B5e	Operating deficits (if any) and the offeror's response	<input type="text" value="E"/>	<input type="text" value="A"/>	<input type="text" value="U"/>
B5f	Ability to develop a pro forma which accurately forecasts achievable income and operating expenses	<input type="text" value="E"/>	<input type="text" value="A"/>	<input type="text" value="U"/>

Part C. The Offeror as a Partner		Yes	No	
C1	Has the offeror been involved in a restructuring of the property under adverse circumstances (e.g. as a result of a default, the need for new capital for renovations, material negative case flow or change of the controlling partner)? If Yes, please explain.	<input type="text" value="Yes"/>	<input type="text" value="No"/>	<div><div></div><div></div></div>
C2	Has the offeror ever sought to impose fees on residents not contemplated in the original agreement? If Yes, please explain.	<input type="text" value="Yes"/>	<input type="text" value="No"/>	<div><div></div><div></div></div>
C3	Has the offeror's property ever run operating deficits? If Yes, please explain.	<input type="text" value="Yes"/>	<input type="text" value="No"/>	<div><div></div><div></div></div>

C4

Has the offeror ever defaulted on any of its obligations? If Yes, please explain.

Yes

No

	Yes	No		
C5	Has the offeror involved any material instances of litigation or formal dispute resolutions? If Yes, please explain.	Yes	No	

C6

Has the management company ever been replaced for unsatisfactory performance? If Yes, please explain.

Yes

No

C7

Has the offeror performed other projects with your company? If Yes, please explain.

Yes

No

C8

What are the offeror's strong points?

C9

What are the offeror's weak points?

	E	G	A	E-Exceller
C10	Of the offerors involved in the work, how would you rate their overall performance?	E	G	A

		Yes	No	
C11	Do you have any reservations about doing business again with this firm? If Yes, please explain.	<input type="checkbox"/>	<input type="checkbox"/>	<div></div>

Clear

Submit